168.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	784,900 /	784,900
USE VALUE:	784,900 /	784,900
ASSESSED:	784,900 /	784,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELIN MICHAEL E/KELLY
Owner 2:	
Owner 3:	
Street 1:	59 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MANNION THOMAS W--ETAL -
Owner 2:	MANNION BRIDGET T -
Street 1:	59 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1990, having primarily Vinyl Exterior and 2430 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	364,900		420,000	784,900
Total Card	0.138	364,900		420,000	784,900
Total Parcel	0.138	364,900		420,000	784,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.00 | /Parcel: 323.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110999
GIS Ref	
GIS Ref	
Insp Date	05/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0008.0

!12970!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,900	0	6,000.	420,000	784,900	784,900	Year End Roll	12/18/2019
2019	101	FV	299,800	0	6,000.	420,000	719,800	719,800	Year End Roll	1/3/2019
2018	101	FV	299,800	0	6,000.	354,000	653,800	653,800	Year End Roll	12/20/2017
2017	101	FV	299,800	0	6,000.	324,000	623,800	623,800	Year End Roll	1/3/2017
2016	101	FV	299,800	0	6,000.	276,000	575,800	575,800	Year End	1/4/2016
2015	101	FV	285,700	0	6,000.	240,000	525,700	525,700	Year End Roll	12/11/2014
2014	101	FV	285,700	0	6,000.	222,000	507,700	507,700	Year End Roll	12/16/2013
2013	101	FV	285,700	0	6,000.	211,200	496,900	496,900		12/13/2012

PRINT

Date	Time
12/11/20	02:59:14

LAST REV

Date	Time
06/18/18	15:17:29

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12970

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANNION THOMAS	48170-94		9/15/2006		500,000	No	No		
	20915-176		12/1/1990		228,000	No	No		Y

USER DEFINED

Prior Id # 1:	110999
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/1992	170		3,500					REM BSMT:PLYRM/BAT

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	163	PATRIOT
1/22/2000	Inspected	197	PATRIOT
12/7/1999	Measured	264	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

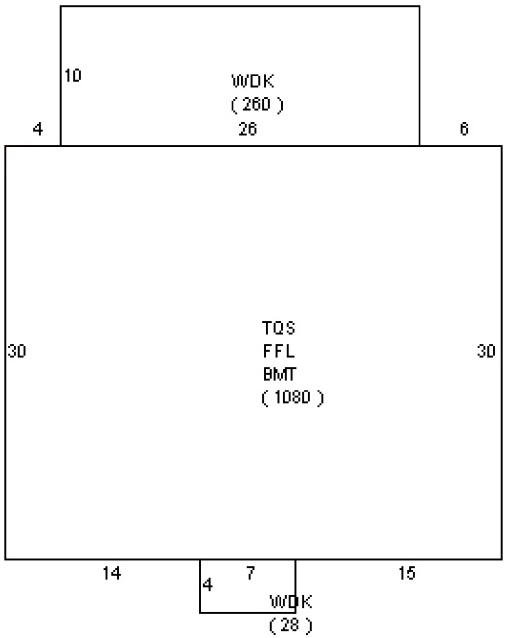
Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN/GRAY		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

SKETCH



OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.20555556
Const Adj.:	1.00099993
Adj $ / SQ:	126.710
Other Features:	111603
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408212
Depreciation:	43270
Depreciated Total:	364941

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.71
Special Features:	0	Val/Su Net:	112.00
Final Total:	364900	Val/Su SzAd	193.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	50.370	54,397
FFL	First Floor	1,080	126.710	136,847
TQS	3/4 Story	810	126.710	102,635
WDK	Deck	288	9.480	2,731

Net Sketched Area:	3,258			Total:	296,610
Size Ad	1890	Gross Are	3528	FinArea	2430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc